



**25 Glenmere Road, Warwick**



## UNDER OFFER BY CAROLINE TURNER

Welcome to 25 Glenmere Road, Warwick

The Obvious

3 bedrooms, 1 bathroom, r20/60, quad site potential!

The Opportunity

To secure a huge 748sqm block in the leafy green and highly convenient suburb of Warwick. An incredible opportunity as a potential Quad development site and located in one of the best spots this suburb has to offer, this property won't last long with all the savvy investors and astute buyers in Warwick! Surrounded by local amenities and offering all the conveniences of modern lifestyle living, there's no need to waste your time on travel when everything you need is right here on your doorstep.

What we love

The property itself is a fantastic home you can either move in to or rent out while you wait for the plans for your brand new development to be drawn up and go through council. The property is a charming 3 bedroom, 1 bathroom family home, with an immediate WOW factor as you walk in the front door due to the large open plan living area with high ceilings and beautiful wooden floors, the beautiful character here may even serve as inspiration in your brand new designs.

What will secure the opportunity

Offers in the \$500,000's

So don't miss out and don't delay make sure you call Caroline Turner on

3 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16810

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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0404 332 689 to book in your very own private inspection today!

Some fantastic extras

Huge 748sqm block

Zoned r20/60

Potential quad development site

Move in or rent out the beautiful character home while you get your plans in order

3 bedrooms, 1 bathroom

Large open plan living area with high ceilings

Gorgeous wood floors

Ultra-convenient location

250m to the nearest bus stop

850m to the amenity filled Warwick Grove Shopping Centre

Less than 2km to the Warwick Train Station

1.5km to the Greenwood Hotel

Less than 8km to the Hillarys Boat Harbour

& much much more...

DON'T MISS OUT CALL TEAM TURNER ON 0404 332 689

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